

086.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

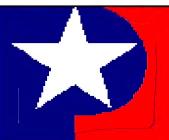
914,900 / 914,900

USE VALUE:

914,900 / 914,900

ASSESSED:

914,900 / 914,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1: WENOCUR JONATHAN H	
Owner 2: LEJEUNE LOREEN E	
Owner 3:	

Street 1: 62 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WENOCUR JONATHAN H -

Owner 2: LEJEUNE LOREEN E -

Street 1: 62 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 15,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1416 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.58	6									609,000						609,000	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										15000.000		305,900				609,000		914,900							
Total Card										0.344		305,900				609,000		914,900		Entered Lot Size					
Total Parcel										0.344		305,900				609,000		914,900		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		646.12		/Parcel: 646.1				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		086.0-0004-0007.0		PRINT			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	Date	Time	
2020	101	FV	305,900	0	15,000.	609,000	914,900	914,900	Year End Roll	12/18/2019							
2019	101	FV	235,300	0	15,000.	600,300	835,600	835,600	Year End Roll	1/3/2019							
2018	101	FV	234,900	0	15,000.	461,100	696,000	696,000	Year End Roll	12/20/2017							
2017	101	FV	234,900	0	15,000.	435,000	669,900	669,900	Year End Roll	1/3/2017							
2016	101	FV	234,900	0	15,000.	400,200	635,100	635,100	Year End	1/4/2016							
2015	101	FV	229,000	0	15,000.	374,100	603,100	603,100	Year End Roll	12/11/2014							
2014	101	FV	229,000	0	15,000.	344,500	573,500	573,500	Year End Roll	12/16/2013							
2013	101	FV	209,300	0	15,000.	344,500	553,800	553,800		12/13/2012							

SALES INFORMATION

TAX DISTRICT										PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes			
LORENTE RODERIC	31000-235		12/29/1999	Family				1	No	No				
LORENTE RODERIC	15760-590		6/18/1999				338,000	No	No					
	15760-590		8/1/1984				119,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/18/2012	905	Redo Kit	25,000					& 2ND FLR BATH	9/22/2018	Inspected	PH	Patrick H
9/14/2001	654	Alterati	14,000	C				DEMO AND REBUILD A	8/30/2018	MEAS&NOTICE	BS	Barbara S
11/16/1995	647	Porch	1,630	C				REPAIR PORCH 4X5	1/9/2013	Info Fm Prmt	BR	B Rossignol
									12/6/2008	Meas/Inspect	345	PATRIOT
									5/15/2002	Permit Visit	PM	Peter M
									4/6/2000	Inspected	264	PATRIOT
									1/24/2000	Mailer Sent		
									1/24/2000	Measured	263	PATRIOT
									12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

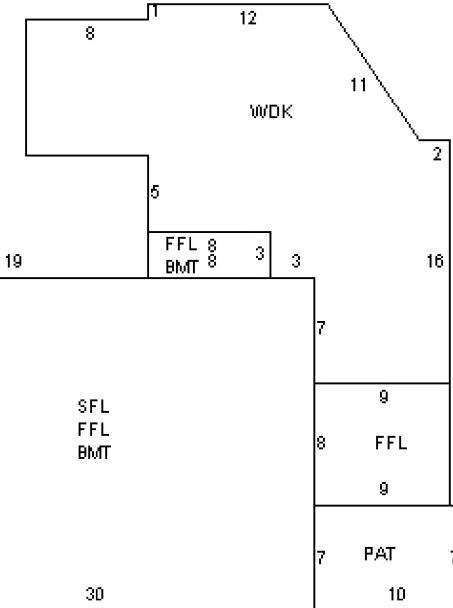
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	40%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	2 - Softwood
Sec Floors:	10 - Parquet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj \$ / SQ:	168.065
Other Features:	66498
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342924
Depreciation:	37036
Depreciated Total:	305888

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2016
General:	
	Totals
	1
	6
	3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	756	168.060	127,057						
BMT	Basement	684	50.420	34,487						
SFL	Second Floor	660	168.060	110,923						
WDK	Deck	426	8.310	3,542						
PAT	Patio	70	5.980	418						
	Net Sketched Area:	2,596	Total:	276,427						
Size Ad	1416	Gross Are	2596	FinArea	1416					

PARCEL ID

086.0-0004-0007.0

IMAGE**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More: N

Total Yard Items: []

Total Special Features: []

Total: []

AssessPro Patriot Properties, Inc